

Minutes of the Park Ridge Planning Board
Meeting of February 23, 2011 – 8:00pm

These minutes have not been approved and are subject to change by the public body at its next meeting.

The regular meeting of the Park Ridge Planning Board was called to order by the Chairman, Raymond Mital, on the above date, time and place.

Chairman called for the Pledge of Allegiance to the Flag.

ROLL CALL: Present: Messrs. Browne, Ludwig, Mesiano, Mital, Oppelt, Von Bradsky,
Ms. Eisen, Councilman Maguire
Absent: Messrs, O'Donoghue, Schwamb
Also Present: John Ten Hoeve, Jr, Esq., Board Attorney
Brigette Bogart, PP, Planning Consultant

COMPLIANCE STATEMENT:

The Notice for this meeting required by Section 3(d) of the Open Public Meetings Act has been provided by the adoption of a resolution by the Park Ridge Planning Board on January 12, 2011, setting forth a schedule of regular meetings, by mailing of said schedule to the Record and The Review on January 13, 2011 and by posting of said schedule on the Municipal Bulletin Board and the continuous maintenance thereat and by filing the said schedule in the office of the Borough Clerk.

ANYONE PRESENT WISHING TO BE HEARD: (non-agenda items)

Representative from 71-91 Partners came forward stating he had received notice to attend meeting regarding the apartment complex on Hawthorne Avenue. Was told that Board had not sent out a Notice and that there was no application for that site on the board's agenda.

PUBLIC HEARING:

MARK PRUSHA SUBDIVIAION – 82 Rivervale Road
scheduled for March 9, 2011

MINOR SUBDIVISION:

TIMOTHY & DENISE BRODERICK/SAVERIO GAGLIOTTI

79 Spring Valley Road	87 Spring Valley Road
Lot: 6 Block: 503	Lot: 5 Block: 503

WHEREAS, TIMOTHY & DENISE BRODERICK, being owners of premises located at 79 Spring Valley Road, in the Borough of Park Ridge, County of Bergen, and State of New Jersey, said premises also known as Lot 6 in Block 503 on the Tax Assessment Map for the Borough of Park Ridge (hereinafter referred to as Applicant) has applied by the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE (hereinafter referred to as "BOARD"), with the consent of **SALVATORE GAGLIOTI**, being the owner of premises known as 87 Spring Valley Road in the Borough of Park Ridge, said premises also known as Lot 5 in Block 503 on the Tax Assessment Map for the Borough of Park Ridge, seeking preliminary minor subdivision/redivision approval in order to subdivide/redivide the aforementioned two parcels into two newly sized and configured lots on the site; and

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WHEREAS, the Applicant has submitted to the BOARD a map illustrating the proposed subdivision entitled, "Broderick Minor Subdivision", prepared by R. L. Engineering, a licensed engineering firm of the State of New Jersey, said plan dated September 29, 2010; and

WHEREAS, a hearing was held in connection with the application before the PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, duly convened on February 9, 2011; and

WHEREAS, the BOARD has carefully considered the application and all evidence and testimony presented in connection with the application; and

WHEREAS, there was no person appearing in opposition to the application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, that the BOARD hereby makes the following findings of fact:

1. Applicant is the owner of 79 Spring Valley Road, also known as Lot 6 in Block 503 on the Tax Assessment map for the Borough of Park Ridge. The rear portion of the Applicant's lot abuts the rear portion of property located at 87 Spring Valley Road, also known as Lot 5 in Block 503 on the Tax Assessment Map. The two lots are essentially perpendicular to each other. Both properties are currently developed with single family homes. Both lots are located in the R-20 Zoning District as defined by the Zoning Ordinance of the Borough of Park Ridge.
2. The Applicant's property, and the adjacent property, have irregular dimensions. As shown on the subdivision map, a small, triangular portion of what would appear to be the Applicant's rear yard is actually titled to the owners of Lot 5. Accordingly, the westerly side lot line of Lot 5 is not a straight line.
3. Applicant seeks approval to reconfigure the two lots, relocating the lot line between Lots 5 and 6 by moving the rear lot line of Lot Six 18 feet to the east, thereby transferring 897 square feet of land from Lot 5 to Lot 6. The proposed lot area of Lot 5, if the lots are redivided, will become 24,295 square feet while the proposed lot area of Lot 6 will become 16,204 square feet.
4. As noted in the report provided by the Borough Planner, the proposed redivision creates a more uniform shape for Lot 6, and brings the lot more into conformance with the Borough's Zoning Code. More importantly, the proposed redivision significantly reduces an existing nonconforming condition. Currently, a deck attached to the rear of the Applicant's home is situated by 9.7 feet from the nearest portion of the rear lot line. The relocation of the rear lot line will increase this setback to 25.1 feet. Applicant's home is also not situated 50 feet from the rear lot line. The relocation of the lot line will again decrease any existing nonconforming rear yard condition.
5. The BOARD finds that there are substantial reasons to grant the requested redivision. The redivision will result in two comply lots. The redivision will reduce nonconforming conditions that exist on one lot. The redivision will thus achieve the goals and objectives of the Ordinance as well as the Municipal Land Use law as well as the goals and objectives of the Park Ridge Zoning Ordinance.
6. The BOARD further finds that the proposed redivision results in the need for no new variances. The nonconforming conditions that exist on Lot 6 will be reduced. Applicant provided testimony conforming that no additional variances are required and noting that the dwellings on both Lots 5 and 6 comply with the floor area ratio requirements of the Zoning Ordinance.

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7. The BOARD also notes that the grant of the requested redivision will have no public impact whatsoever. In fact, there will be no change whatsoever to the appearance of the two lots in any way. The public will perceive no change to the lots, the neighborhood, the structures, or the area in any way.
8. The BOARD thus finds that substantial reasons exist to grant the requested minor subdivision and that there are no reasons that would justify a denial of the requested redivision. The proposal will result in the creation of two conforming lots, and requires no new variances. The redivision will not offend any provision of the Borough Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE, by virtue of the foregoing that the BOARD grants Applicant's request for preliminary minor subdivision approval to permit the redivision of the parcels as set forth in the submitted plans subject to the following conditions:

- A. That the Applicant provide the Borough Engineer with a satisfactory metes and bounds description for both lots and that no subdivision deed or plat be signed by the Board until such time as the Applicant provides said description.
- B. That the Applicant furnish to the BOARD either proof of subdivision approval by the Bergen County Planning Board or a jurisdictional waiver from the County Board confirming that approval is not required.
- C. Applicant shall be required to prepare and file the required Subdivision Plat and/or required Deeds and related documents to complete Subdivision Approval after said Plat and/or Deeds are reviewed and approved by the BOARD Engineer and Attorney.
- D. That the Applicant pay the fees required for all amendments to the Borough Tax Map by the Borough Tax Assessor.

Offered by Mr. Oppelt
Seconded by Mr. Brown

AYES: Messrs. Browne, Ludwig, Mital, Oppelt, Von Bradsky, Ms. Eisen,
Councilman Maguire

ABSTAIN: Mr. Mesiano

NEW BUSINESS:

Board reviewed and discussed proposed changes to the GA-1, Garden Apartment zone as presented by the planner. Planner explained this would help the Borough to achieve its Affordable Housing numbers. She explained the proposed zone would be an overlay and would permit 18 dwelling units per acre/building compared to the current 12 units...coverage would be increased from 18% to 20%...major addition would be language stating "units must comply with State regulations" in Section III.

Board Secretary authorized to forward proposed changes to the Mayor and Council advising the board had reviewed and approved.

OLD BUSINESS:

Board reviewed proposed language of amendments to Chapter 101, Zoning Ordinance for driveways and rear yard coverage. Both

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amendments were recommended by the Master Plan adopted the end of 2009 and have been under review for a several months. The board recommended elimination of any rear yard coverage percentage and planner submitted drawings to illustrate the new driveway amendment.

Board authorized secretary to forward to the Mayor and Council for introduction and public hearing.

Board then discussed a problem that had appeared at a recent Board of Adjustment hearing concerning how to determine the “height” of a building. Current language states that “no portion of height can be in excess of over 32’ “and will be modified to reference façade...planner submitted drawing to illustrate. Revised language would keep on same plane...so that any face of building (structure) meets the finished grade... New language will be forwarded by planner to office.

ADJOURN:

There being no further business to come before the board a motion was made by Mr. Oppelt that the meeting be adjourned.

Second by Mr. Browne.

Carried unanimously.

Respectfully Submitted,



Helyn N. Beer
Secretary